



Bush & Co.



1b Montreal Road, Cambridge, CB1 3NP

Offers Around £550,000 Freehold



Energy Rating Band D

Montreal Road is a quiet street located off Mill Road in a desirable position to the south side of the city with a friendly community spirit. Mill Road offers a wealth of independent shops, cafes and facilities and allows easy access to the mainline railway station, the city centre and Addenbrookes hospital biomedical campus.

The property is a modern detached house with accommodation over three floors which has a gas fired radiator central heating system, lovely rear garden and garage with secure driveway parking. Sold with the advantage of no upward chain.

The entrance door leads to a hallway with stairs to the first floor. The sitting room features a large bay window and fireplace as well as double doors to the kitchen/dining room. The kitchen/dining room is at the back with a range of wall and base units and work surfaces in addition to integrated electric oven and gas hob, wall mounted gas fired boiler, under stairs cupboard and double French doors to the garden.

The first floor landing has a window and stairs to the second floor. Bedroom one is a large double room at the front with built in wardrobes. Bedroom two is another well proportioned room at the front. The three piece bathroom has a mixer tap shower over the bath as well as tiled walls and flooring. The second floor landing has a rooflight window and door to bedroom three which is a generous room with window and rooflight.

Outside - There is a small low level brick walled frontage.

The enclosed rear garden is laid to lawn with a paved patio area and flower and shrub planting. There is a secure driveway to the side leading to a single detached brick built garage.



Exceptional service in Cambridge and the surrounding villages

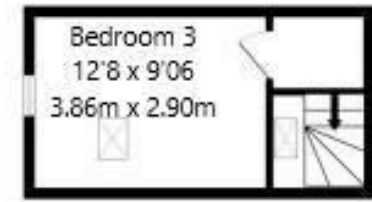
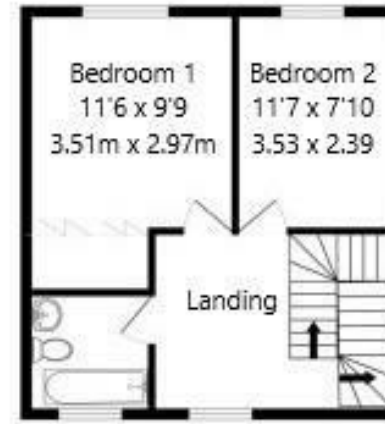
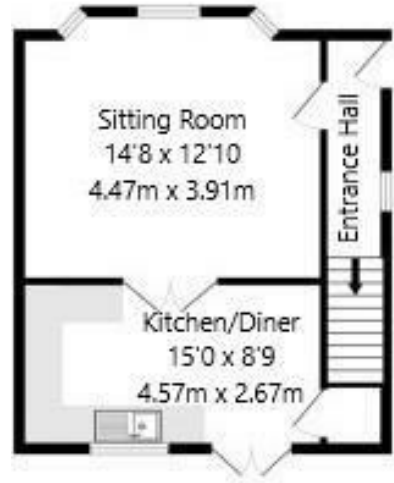
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Total Area : 926 sq ft ... 86 sq m

Further Information

Tenure - Freehold

Council Tax - Band C

Fixtures & Fittings - - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

169 Mill Road

Cambridge

Cambridgeshire

CB1 3AN

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